

38-76-1

BK 7457PG298

TRANSFER  
TAX  
PAID

WARRANTY DEED  
019853

Natalie Schlikina, of Waterville, Kennebec County, Maine, for consideration paid, *grants* to Gary D. Maheux and Sonia M. Maheux, of Waterville, Kennebec County, Maine, with *Warranty Covenants, as joint tenants*, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described in a deed from Lester T. Jolovitz to Percy B. Smith, Jr. and Natalie S. Smith recorded in Kennebec Registry of Deeds in Book 3558, Page 265, and by deed of Percy B. Smith, Jr. and Natalie Schlikina, formerly Natalie S. Smith, to Natalie Schlikina, recorded in Kennebec Registry of Deeds in Book 5794, Page 250, as follows, to wit:

"Commencing on the southerly line of Barnet Avenue at an iron pin located in the northwesterly corner of land conveyed to the herein grantees by deed recorded in Kennebec Registry of Deeds Book 3175, Page 840; thence S 11° 53' W a distance of 140.9 feet along the westerly boundary of said grantees to an iron pin and land of Carle Street Associates; thence N 78° 52' W a distance of 127.5 feet to a steel pin; thence N 12° 52' E a distance of 142.7 feet to a steel pin in the southerly line of Barnet Avenue; thence S 78° 04' E a distance of 125 feet along the southerly line of Barnet Avenue to the point of beginning.

Meaning and intending to convey Lot #9 as shown on plan entitled "Barnet Avenue Addition for Lester T. Jolovitz" dated May 15, 1989 and recorded in Kennebec Registry of Deeds.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

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2. That no house for more than one family and costing less than one hundred thousand dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any, boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.
7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions."

See modification of Restrictive Covenant No. 1 as amended by instrument recorded in Kennebec Registry of Deeds in Book 3895, Page 313.

**WITNESS** my hand this 12<sup>th</sup> day of June, 2003.

Donna F. Chapman  
Witness

Natalie Schlikina  
Natalie Schlikina

JABAR, BATTEN, RINGER & MURPHY - ATTORNEYS AT LAW - ONE CENTER STREET - WATERVILLE, MAINE 04901

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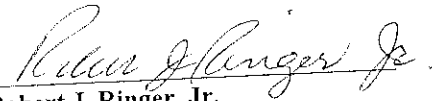
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State of Maine  
Kennebec, ss

June 12, 2003

Then personally appeared the above named **Natalie Schlikina** and acknowledged  
the foregoing instrument to be her free act and deed.

Before me,

  
Robert J. Ringer, Jr.  
Notary Public

JABAR, BATTEN, RINGER & MURPHY ATTORNEYS AT LAW - ONE CENTER STREET - WATERVILLE, MAINE 04901

RECEIVED KENNEBEC SS.

2003 JUN 16 AM 9:00

WITNESSES:   
REGISTER OF DEEDS